



MICHAEL R. PENCE, Governor
STATE OF INDIANA

INDIANA DEPARTMENT OF HOMELAND SECURITY
302 West Washington Street
Indianapolis, IN 46204

COMMISSION MEETING MINUTES

Indiana Fire Prevention and
Building Safety Commission
Government Center South
302 W. Washington Street
Indianapolis, Indiana 46204
Conference Center Room B

April 5, 2016

Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman Hawkins at 9:00 a.m. on April 5, 2016.

(a) Commissioners present at the Commission meeting:

Ron Brown
Gregory Furnish
John Hawkins, Chairman
James Hoch
James Jordan
Matt Mitchell
Patrick Richard
Jessica Scheurich
Craig Von Deylen

(b) Commissioners not present at the Commission meeting;

Kevin Goeden, representing the Commissioner, Department of Labor
Todd Hite, representing the commissioner, Department of Health

(c) The following departmental and support staff were present during the meeting;

Legal and Code Services

Dean Illingworth, State Building Law Compliance Officer
Denise Fitzpatrick, Code Specialist
Todd Stearns, Code Specialist
Beth Sutor, Secretary
James Schmidt, Deputy Attorney General



An Equal Opportunity Employer

Chairman Hawkins announced that the May meeting of the Fire Prevention and Building Safety Commission would take place on Friday, May 6, 2016. The change from the usual Tuesday meeting date was caused by a scheduling conflict.

2. Old Business

Chairman Hawkins called for any corrections or a motion for approval of the March 5, 2016, minutes. Commissioner Mitchell moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

3. Third Party Approval

T. R. Arnold & Associates
700 E. Beardsley Ave.
PO Box 1081
Elkhart, IN 46515

Dean Illingworth, State Building Law Compliance Officer, introduced the application and recommended approval. Commissioner Brown moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried.

4. Variances

Tabled variances

A/B variances

15-02-01(a)(b) Overlook Notre Dame Building 3, South Bend – incomplete

Commissioner Scheurich moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-04-57(a)(b)(c) Doubletree Hotel & Convention Center, Evansville

No proponent was available for questions. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

16-04-58(a)(b)(c)(d)(e) Evansville Doubletree Parking Garage, Evansville

No proponent was available for questions. Denise Fitzpatrick advised the Commission that both this and 16-04-57 were elevator variances and had both been in a “B” category on the staff

review. Commissioner Von Deylen then moved to un-table 16-04-57 Doubletree Hotel and Convention Center, Evansville. He then moved to approve both 16-04-57(a)(b)(c) and 16-04-58(a)(b)(c)(d)(e). Commissioner Mitchell made the second. It was voted upon and carried.

16438(a)(b) Vincennes U. Science/Engineering/Math Center, Vincennes

The application had been withdrawn by the proponent.

16641 Plasma Furnace Building for California Pellet Mill, Crawfordsville – incomplete

16657(a)(b) Illinois Street Apartments, Indianapolis – incomplete

16669(a)(b) Indiana Spine Hospital, Carmel - incomplete

Commissioner Von Deylen moved to table the incomplete A/B variances, with the second by Commissioner Brown. It was voted upon and carried

C/D/NVR variances

15-11-44 Anson Senior Living, Zionsville

The proponent had withdrawn the application.

16-01-25 Approval of Existing Elevator, Terre Haute

The proponent was not present to answer questions about the code which was cited on the application. Commissioner Von Deylen moved to table, with the second by Commissioner Brown. It was voted upon and carried.

16-02-43(a)(b) The Barn on Boundary, Eaton

Carrie Ballinger, RTM Consultants, spoke as proponent. Cynthia Hunter, architect, and Kristy Smoot, owner, were also present. A 1928 barn is being converted to an event center with an A-2 occupancy. The Chapter 34 review had been redone and the structural evaluation recalculated. The second floor will now meet the live load requirements. Variance (c) was a request to use Chapter 34 to convert the barn into a Class 1 building for use as an event space. Commissioner Von Deylen moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Variance (a) was revised to request 2.8 points which were needed for a passing fire safety score. They had added two man doors, and an additional stair from the loft. Commissioner Hoch moved to approve, with the second by Commissioner Furnish. It was voted upon and carried. Variance (b) was to allow the use of mobile restrooms in lieu of permanent fixtures. There would be four units and an accessible unit brought in for each event, then removed for

cleaning. The local health department is not opposed. Commissioner Hoch moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

16-03-03(a)(b) City-County Athletic Complex, Warsaw

Jeff Kumfer, SRKM Architects, spoke as proponent. Variance (a) was to omit sprinklers and to self-limit occupancy to 100 persons. Bleachers will be provided for 70 spectators between the two playing fields, with fire shutters to separate the two areas. Following discussion, Commissioner Hoch moved to approve with the condition an NFPA 72 fire alarm system be installed throughout, and the doors in the north and west corners of the existing building were to be changed to swing in the direction of travel. Commissioner Von Deylen made the second. It was voted upon and carried with one nay. Variance (b) was to allow more openings in the fire wall than are allowed by code. Following discussion, Commissioner Hoch moved to approve with smoke detection being installed on both sides of the fire shutters. Commissioner Von Deylen made the second. It was voted upon and carried.

16-03-63 Harold Gunn Pavilion, Boonville

No proponent was available for questions. Commissioner Scheurich moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-04-26(a)(b)(c)(d)(e)(f) PGI Convention, La Porte

John Brooke, attorney for PGI, spoke as proponent. A fireworks convention, not a normal display site, was to return to the county fairgrounds in La Porte. The same requests made and approved in variance 11-07-34 for the 2011 convention, were being filed, under NFPA 1123, as this new variance application. Following discussion, Commissioner Brown moved to approve all with a condition on (a) that safety protection must be provided on site and on (f) that nothing larger than 3" shells be used. Commissioner Hoch made the second. It was voted upon and carried.

16428 Harlan Bakeries Fresh Pack Warehouse, Avon – incomplete

Tim Callas, J&T Consulting, spoke as proponent. He explained that there had been issues with the project design, but they are being resolved and asked for another month. Commissioner Brown moved to table for one more month, with the second by Commissioner Hoch. It was voted upon and carried.

16500 Everest Excavating, Warsaw - incomplete

Dean Illingworth, State Building Law Compliance Officer, noted that the application had been filed in December of 2015 and had made no contact since the filing. Commissioner Hoch moved to remove the name from the agenda until a change in status occurred, with the second by Commissioner Von Deylen. It was voted upon and carried.

16555 2929 Carlson Dive, Hammond – incomplete

Mr. Illingworth noted this had been filed January 4, 2016. Commissioner Hoch moved to remove the name from the agenda until a change in status occurred, with the second by Commissioner Von Deylen. It was voted upon and carried.

16601 Hoops, Frankfort – incomplete

It was noted that the proponent had been in contact with the staff and had stated he was going to correct the code information, but had not done so by meeting day. Commissioner Von Deylen moved to table, with the second by Commissioner Mitchell. It was voted upon and carried.

16671 Geiger Tank, Markle – incomplete

There had been no communication from the proponent. Commissioner Furnish moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

Regular Variance

A/B variances

Chairman Hawkins called for any variances in the block vote to be called out. Commissioner Von Deylen noted he would be abstaining from voting on 16-04-17 (a)(b)(c) CityWay Phase II Building C, Indianapolis. Commissioner Mitchell asked to pull 16-04-24 Thumb Locks at Fairlawn School, Evansville, and Denise Fitzpatrick noted that 16-04-25(a)(b) Storage Express Madison Avenue, Indianapolis was a B/NVR category and needed to be discussed. The Chairman agreed and pulled that application as well. Commissioner Mitchell then moved to approve all remaining “A” and “B” variances, with the second by Commissioner Scheurich. It was voted upon and carried.

The following variances were approved as submitted:

- (1) 16-04-05 Batesville Tool & Die Addition, Batesville
- (2) 16-04-06 Jackson R. Lehman Family YMCA, Ft. Wayne
- (3) 16-04-07 Park 10 Flats Building, Indianapolis
- (4) 16-04-08 Junken Wedding Barn, Nashville
- (5) 16-04-09 Liberty Twp. Emergency Services Facility, North Liberty
- (6) 16-04-10(a)(b) Beacon Health System Health and Fitness, Mishawaka
- (7) 16-04-11(a)(b) Caito Foods, Indianapolis
- (8) 16-04-12(a)(b) Illinois Street Apartments, Indianapolis
- (9) 16-04-13 Marrott, Indianapolis
- (10) 16-04-14 Children’s Memorial Hospital, South Bend
- (11) 16-04-15(a)(b) River North Apartments, Indianapolis
- (12) 16-04-16(a)(b) 101 Main, Lafayette

- (13) 16-04-17(a)(b)(c) CityWay Phase II Bldg. C, Indianapolis
- (14) 16-04-18 Christopher & Banks, Mishawaka
- (15) 16-04-19 130 E. Washington St. Renovations, Indianapolis
- (16) 16-04-20(a)(b) Dove Recovery House for Women, Indianapolis
- (17) 16-04-21(a)(b) Meridian Street United Methodist Church, Indianapolis
- (18) 16-04-22(a)(b)(c) Butler University Student Housing Building Two, Indianapolis
- (19) 16-04-23 Administration Services Center Courtyard Infill, Indianapolis
- (20) 16-04-46 Franklin County High School Football Concessions, Brookville
- (21) 16-04-52(a)(b)(c)(d) 20151145-BL147-Merrill Hall Freight to Public Passenger Elevator,
Bloomington
- (22) 16-04-56 IU Mark Cuban Center, Bloomington

The following variances were incomplete and ineligible to be heard:

- 16678 Blum Building, Indianapolis
- 16685 22nd & Delaware, Indianapolis
- 16689(a)(b) Wabash College Martindale Hall, Crawfordsville
- 16697 Indy Mart, Indianapolis
- 16699(a)(b) Cummins Headquarters, Indianapolis
- 16741(a)(b) Avant, Carmel
- 16742 4 Day Ray, Fishers
- 16744 St. Mary St. Mark, Carmel

Commissioner Von Deylen moved to table the incomplete variances, with the second by Commissioner Scheurich. It was voted upon and carried.

C/D/NVR variances

16-04-01(a)(b) Campground Cabins at Starve Hollow SRA, Vallonia

Ronald Peterson, Department of Natural Resources engineer, spoke as proponent. The request was to omit sprinklers and temperature controls in the 270 square foot cabins. These cabins, located in the primitive camping area, do not have plumbing, heating, or cooling installed. There will be a hardwired electric smoke detector with battery back-up provided, and there are egress windows at the rear of the cabin. Following discussion, Commissioner Hoch moved to approve with the condition that no single rental shall exceed 14 days and no back-to-back rentals are allowed. Commissioner Von Deylen made the second. It was voted upon and carried with a nay vote by Commissioner Brown.

16-04-02 Indianapolis Collegiate Swimming Pool, Indianapolis

Bob Gilliana, Gilliana Pools LLC, spoke as proponent. The request was to allow the pool, which includes a tanning shelf not recognized by Indiana code, to not comply with a 2-hour turnover rate found in the wading pool requirements, but have separate flow rates for each separate area of the pool. The tanning shelf area will be served by four floor returns piped separately from the rest of the pool, using a Pentair pump. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

16-04-03 Owen Valley Health Campus, Spencer

No proponent was available to answer questions. Commissioner Scheurich moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-04-04 Magdalene House Women's Shelter Remodel, Martinsville

No proponent was available to answer questions. Commissioner Scheurich moved to table, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-04-27 500 North Meridian Renovations, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The tenant on floors 3 through 5 of the 500 N. Meridian building would like to install an open stair to connect his offices. The request was to allow the existing 2-hour fire barrier with 90-minute opening assemblies provided in lieu of a code-compliant 3-hour fire wall to separate the sprinklered 500 N. Meridian building from the non-sprinklered 550 N. Meridian building, both held by the same owner. The exception requires both building to be sprinklered. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-04-29(a)(b)(c)(d) CityWay Phase II Buildings A and B, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a) concerning pedestrian walkways and (b) concerning standby elevator power, had both been in the "A/B" category on the staff review. Commissioner Von Deylen moved to approve both (a) and (b), with the second by Commissioner Hoch. It was voted upon and carried. Variance (c) was to allow the use of an NFPA 13R system with design enhancement as listed to be used in lieu of the code-compliant NFPA 13 system. In addition, Building B1 is using the system for an allowable area increase and to allow a 30' dead-end corridor. Margie Bovard, Indianapolis Fire Department, requested an NFPA 13 system to maintain structural integrity during search and rescue. Following discussion, Commissioner Mitchell moved to approve with the condition of smoke detectors in the corridors. Commissioner Brown made the second. It was voted upon and carried. Variance (d) was to allow the 96 square foot roof enclosure over the individual tenant stairway to their 15 square foot terrace to not be classified as a fifth floor. Following discussion, Commissioner Mitchell moved no variance required, with the second by Commissioner Hoch. It was voted upon and carried.

16-04-30 Evansville Christian School, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. The school had moved into an existing church and had been granted variance 14-04-51 for two years which added five points to the Chapter 34 score. The school has extended their lease for three years, and would like to extend their variance as well. They will complete a 2-hour fire separation around the gymnasium in order to make the variance permanent. Following discussion, Commissioner Hoch moved to approve with five years to complete the 2-hour fire separation around the gymnasium. Inspections every six months shall be made to confirm work is advancing so that the variance will become permanent. Commissioner Von Deylen made the second. It was voted upon and carried.

16-04-31 Crossroads Church Additions, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. A variance had been granted under the 2008 IBC to allow unlimited area. The CDR expired and the code had changed to the 2014 IBC. The area of the additions have now been reduced by 40%, and their request is to allow the building to be unlimited area under the new code. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Brown. It was voted upon and carried.

156-04-32 Jennings Station Apartments, Newburgh

Roger Lehman, RLehman Consulting, spoke as proponent. An existing building previously used for manufacturing, had been converted to shops on the first floor and apartments on the second. Existing ramps had been used by forklifts, and does not comply with the 1/8 slope requirements and does not have landings at the top or bottom. These are not required exiting, but being offered as a tenant convenience. A fire door has been added to the ramps to allow the coiling fire shutter to be removed. Emergency lighting and high visibility floor paint on the ramp will be provided. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

Breaking and reconvening. Chairman Hawkins recessed the Commission at 10:36 a.m. It was called back to order at 10:49 a.m.

16-04-24 Thumb Locks at Fairlawn School, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. He wished to request the variance be given a no variance required ruling, explaining that the locks were code compliant when they were installed in the 1950's. Pictures of the original locks and doors still in the auditorium were provided. Commissioner Mitchell, having confirmed that the use had not changed, moved no variance required, with the second by Commissioner Hoch. It was voted upon and carried.

16-04-25(a)(b) Storage Express Madison Avenue, Indianapolis

Pat Riley, owner, spoke as proponent. Variance (a) was to omit restrooms in the storage buildings. Code will allow unheated storage units to omit restrooms, but this has one building which is kept at 55° in winter and 80° in the summer. The request was to allow them to omit the restrooms. Commissioner Mitchell moved to approve both (a) and (b), with the second by Commissioner Hoch. It was voted upon and carried.

16-04-33 Rose-Holman Memorial Union Additions, Terre Haute

Ed Rensink, RTM Consultants, spoke as proponent. A 1965 dining hall has unprotected wood structure in the ceiling which is not allowed in Type II-A requirements. The request is to allow the additions and classify the entire building as Type II-A without alteration to the existing structure. The existing sprinkler system will be carried into the additions. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-04-34(a)(b)(c)(d)(e)(f) Montage on Mass, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a) was a request to increase the loft size in four units by 83 square feet, making them 60% of the floor area instead of the 33% allowed by code. The units are studio units with a mezzanine which is open to the unit. Following discussion, Commissioner Von Deylen moved to deny with the second by Commissioner Brown. It was voted upon and carried.

Variance (b) had been given a "B" staff rating. Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (c) was a request to use an enhanced NFPA 13R in lieu of the required NFPA 13 system. Floor control valves are being added. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Commissioner Mitchell then moved to approve variances (d), (e), and (f), with the second by Commissioner Von Deylen. It was voted upon and carried.

16-04-35 Home 2 Suites Hilton, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. The old Consolidated Building is being converted to apartments, and the 7-story annex to Home 2 Suites. The request is to be allowed to locate the water and sanitary piping above the existing electrical switchgear and meters in the basement of the annex building. Drain pans, also not allowed over electrical lines by code, will be used to protect the switchgear and meters by routing water to the sewer line. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-04-36 Express Inn, Princeton

Roger Lehman, RLehman Consulting, spoke as proponent. The building had, at one time, been a Holiday Inn with an atrium. It had deteriorated to the point of roof collapse over the kitchen, separated by a masonry wall from the rest of the building. The request is to allow the electrical systems, HVAC systems, and structural issues of the kitchen area to not be maintained or corrected as the owner tries to sell the building. Both the local and state inspectors had cited the structure, and the owner was told to repair it or take it down. Following a lengthy discussion and feeling it should be handled by the local officials, Commissioner Brown moved to deny, with the second by Commissioner Hoch. It was voted upon and carried.

16-04-37 Village of Hope, Gary

Mike Sullivan, architect, spoke as proponent. The Village of Hope is a fully sprinklered facility designed to be supportive housing for homeless women and children, many of whom are domestic abuse victims. The first floor has offices for case workers, with the waiting area surrounded by the same 1-hour fire rated construction as the corridor since it is open to the corridor and main lobby. The residential floors have a communal living room, laundry and elevator lobbies which are all open to the public areas, and surrounded by 1-hour fire rated construction. The request is to allow these areas to be open to the corridor and public view for the safety and welfare of the residents. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-04-38(a)(b)(c) Sweetwater Outdoor Pavilion, Ft. Wayne

Ed Rensink, RTM Consultants, spoke as proponent. The facility is a 120' x 200' steel structure with a code-compliant fabric roof to be used for concerts and the like. Variance (a) is a request to allow the use of portable toilet trailer facilities for concert events. The proponent noted that drinking water will be provided to the public attending the events. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (b) was to omit the manual fire alarms required by code. The building is open on four sides, and a heat detection system will be installed. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Variance (c) was to exceed the allowable area. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-04-39(a)(b) North American Cold Storage Building Addition, Woodburn

Tim Callas, J&T Consulting, spoke as proponent. The request in variance (a) was to omit the smoke and heat vents. A monitored fire alarm system with strobes and horns was to be provided. The addition will have two 20 square foot panels, identified for fire department access. The roof was to have an area identified for access as well. Following discussion, Commissioner Brown moved to deny, with the second by Commissioner Hoch. It was voted upon and carried. Variance (b) was to omit sprinklers. Discussion of ice build-up causing failure of the racks and ice building up from condensation in a dry system was held. The warehouse has 38' ceilings, with storage reaching 26'. Chairman Hawkins asked if the proponent would like to table to research knock-out panels, and the proponent agreed. Commissioner Von Deylen then moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

16-04-40 Millstone at Noblesville, Noblesville

16-04-41 Millstone at Noblesville, Noblesville

Tim Callas, J&T Consulting, spoke as proponent. The local building inspector was also present. The code requires at least one wall switch-controlled outlet in every habitable room and bathroom. The request is to allow a wall switch control which had been installed immediately outside the entrance to the master bathroom instead of within the bathroom as interpreted, due to door swing. The proponent states it is safer to enter an illuminated bathroom, rather than enter a dark room and feel for the switch. Following discussion, Commissioner Scheurich moved to approve with the condition that revised plans must be filed in Plan Review and with the local for Buildings 1 through 4. Commissioner Von Deylen made the second. It was voted upon and carried. Commissioner Mitchell abstained.

Breaking and reconvening. Chairman Hawkins recessed the Commission at 12:04 p.m. It was called back to order at 1:05 p.m. Commissioner Brown was not present during the afternoon session.

16641 Plasma Furnace Building for California Pellet Mill, Crawfordsville

Denise Fitzpatrick, Code Specialist, noted that the application had been completed and could be added to the agenda as variance 16-04-61. It had been in the A/B category. Commissioner Mitchell moved to un-table, with the second by Commissioner Scheurich. It was voted upon and carried. Commissioner Hoch then moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

16-04-42 Echo Park Building C, Bloomington

Carrie Ballinger, RTM Consultants, spoke as proponent. A 3-story, Type VA, fully sprinklered building will have an enclosed parking garage on the first floor, an open parking garage on the second with one apartment, and the third floor is residential. The two parking garages are not open to each other except by enclosed stairways and mechanical shafts, with ventilation in the enclosed garage. The request was to allow the open parking garage to be Type VA construction. Following discussion and a brief presentation by Jim Gerstbauer, Monroe Building Department, requesting a separation between the garage and the residential, Commissioner Von Deylen moved to approve with the condition that a floor/ceiling assembly be provided between the parking garage and the residential floor as shown in drawing A350 in the application. Commissioner Hoch made the second. It was voted upon and carried.

16-04-43(a)(b) Decatur Twp. Excellence Academy, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a) had been put in the B category by staff. Commissioner Richard moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (b) was to allow an elevator and stair addition which will put the building over area for Type II-B construction. The first two floors are sprinkled, with the third floor to be sprinkled next year. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-04-44 Harrison Wedding Barn, Jamestown

Carrie Ballinger and Ed Rensink, RTM Consultants, spoke as proponent. Lindsay Harrison, owner, was also present to answer questions. The request was to be allowed to use Chapter 34 to convert the 12 year old barn, a Class II structure, to an A occupancy structure. The Chapter 34 evaluation was completed and passed, and the second floor will be used as the bride's room only. A fire alarm system and a smoke detection system will be installed. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried with one nay.

16-04-45(a)(b) Lockerbie Lofts, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variance (b) had been put in a "B" category by staff. Commissioner Jordan moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried. Variance (a) was a request to allow the use on an enclosed 2-hour vertical shaft to carry exhaust air from the basement parking garage and exhaust it through the roof. The garage will be

sprinklered with an NFPA 13 system and the residential will have a 13R. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

16-04-47 Brown County State Park New Cabins, Nashville

Lucas Konger, Vintage Archonics, spoke as proponent. The request was to allow the attic space of the cabins to have a 22"x22" opening with 42" headroom instead of the code-compliant 20"x40" and 30" headroom. The attics, with scissor trusses, are unusable space and are designed to comply with the Energy Code with insulation entirely above the roof deck. Following a brief statement by Walter Knaepple, IDHS, that he had inspected the structures, and further discussion, Commissioner Richard moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

16-04-48 Crawfordsville Apartments, Crawfordsville

Melissa Tupper, RTM Consultants, spoke as proponent. The Chapter 34 evaluation for converting the second floor offices into a single dwelling unit was not passed. The request is to permit a score of +20 for the Building Score in the Fire Safety column, +30 in the Means of Egress column, and +30 in the General Safety column. The apartment will be occupied by the owner of the building and will not be rented out. An interconnected smoke alarm will be installed between the apartment and the offices, and an NFPA 13D system will be installed. Following discussion, Commissioner Hoch moved to approve, with the condition the sprinkler be inspected within thirty days. The second was made by Commissioner Von Deylen. It was voted upon and carried.

16-04-49(a)(b) River North at Keystone, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The request in variance (a) was to omit the code-required auxiliary and secondary drain for the heat pump units of a five story office building. They are to put in an oversized primary drain which is to be inspected quarterly. Following discussion, Commissioner Hoch moved to approve with the second by Commissioner Von Deylen. It was voted upon and carried. Variance (b) was to allow the owner to install receptacle outlets within 25 feet for heat pump units in vacant spaces. When the space is filled, the receptacle will be installed. Following discussion, Commissioner Mitchell moved to approved, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-04-50(a)(b) Lids Corporate Headquarters, Zionsville

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Variance (a), requesting a private toilet and bathing room to not comply with accessibility requirements, had been given a "B" by staff. Commissioner Richard moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried. Variance (b) was to allow a walking path surrounding a small pond, used by employees, to omit handrails. The pond has a ramp to a spillway which is steeper than that allowed by the Accessibility Code, and was cited by the Zionsville Building Department. Following a discussion if the sidewalk around a pond would be considered part of the building and within the Commission's scope with contributions by

Dave Cook, Ralph Gerdes Consultants, and Jeff Dean, City of Indianapolis, Commissioner Von Deylen moved no variance required. Commissioner Hoch made the second. It was voted upon and carried.

16-04-51 Abram Farm, Spencer

Melissa Tupper, RTM Consultants, spoke as proponent. A new, 5,430 square foot barn was to be used as an event facility. The request was to omit sprinklers. A fire alarm and detection system were to be installed, and the five sets of double doors and a single door lead directly from the banquet area to the exterior, with a travel distance of 68 feet. The first floor will be used, with a calculated occupant load of 288. Walther Knaepple, Fire and Building Code Enforcement, also noted there is a road from the highway directly to the barn, and a pond for drafting to fight a fire is to be provided. He also noted that this was an event center and not just a barn for weddings. Had the building been previously used as an agricultural building, it would pass a Chapter 34 evaluation and not require sprinklers. Following discussion, Commissioner Hoch moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried with 3 nay votes.

16-04-53 Crosspoint Church, Crown Point

Melissa Tupper, RTM Consultants, spoke as proponent. A library was to be converted to a church. The request was to allow the café, warming kitchen, gathering area and kids check-in areas open to the corridor. Code does not permit rated corridors to be interrupted by intervening rooms. The building will be protected by smoke detectors and fire alarms throughout the building, with a travel distance of 120 feet. Following discussion, Commissioner Von Deylen moved to approve with the condition of no cooking appliances in the kitchen, or if an appliance is installed, they must comply with code. The second was made by Commissioner Hoch. It was voted upon and carried.

16-04-54(a)(b)(c)(d)(e) IU Wells Quad (Memorial Hall), Bloomington

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. A 1940's office building is being converted to a dormitory. Variance (a) was to allow the use of glass walls and close spaced sprinklers on the room side of the TV lounge in lieu of a code-compliant rated wall. The building will be sprinklered with a full NFPA 13 system. Commissioner Mitchell moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried. Variance (b) was to allow the corridors to act as exhaust plenums with corridor door undercuts due to low floor-to-floor heights and low corridor ceiling heights. Commissioner Hoch moved to approve, with the second by Commissioner Jordan. It was voted upon and carried. Variance (c) was a request for 2 points to pass the 3412 evaluation though the application requested 11 points. Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (d) was a request to allow retrofit standpipe hose connections to be located on the main floor landings. Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (e) was a request to allow the use of glass walls and close spaced sprinklers on the room side of the kitchenettes in lieu of rating the walls. The building is sprinklered throughout. Commissioner Richard moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

16-04-55(a)(b)(c)(d)(e)(f)(g) IU Wells Quad, Bloomington

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. A 1920's office building is being converted to a dormitory. Due to a sloping site, he is calling it a four-story building. Variance (a) was to allow the use of glass walls and close spaced sprinklers on the room side of the TV lounge in lieu of a code-compliant rated wall. The building will be sprinklered with a full NFPA 13 system. Commissioner Hoch moved to approve, with the second by Commissioner Richard. It was voted upon and carried. Variance (b) was a request to allow the use of glass walls and close spaced sprinklers on the room side of the kitchenettes in lieu of rating walls. Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (c) was a request to allow two out of three existing stairs to be 36" wide, instead of a code-compliant 44" wide, in the 3412 analysis. Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried. Variance (d) was to request 9 points to pass the 3412 evaluation. This was an amendment from the 11 requested in the submitted application. Commissioner Von Deylen moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried. Variance (e) was a request to allow standpipe hose connections to be located at the main floor landings. Commissioner Hoch moved to approve, with the second by Commissioner Richard. It was voted upon and carried. Variance (f) was to request that an existing stairway remain unenclosed. They will not be protected by 18" draft curtains due to low ceiling heights, but close spaced sprinkler heads no more than 6 feet on center will be installed. Commissioner Von Deylen moved to approve, with the second by Commissioner Furnish. It was voted upon and carried. Variance (g) was to allow the new corridors to serve as exhaust plenums with corridor door undercuts. Commissioner Von Deylen moved to approve, with the second by Commissioner Hoch. It was voted upon and carried.

16-04-59 Cambria Suites Indianapolis Airport, Plainfield

The proponent requested the application be tabled. Commissioner Von Deylen moved to table, with the second by Commissioner Hoch. It was voted upon and carried.

16-04-60(a)(b)(c)(d) 500 Park Avenue Residences, Indianapolis

Tim Callas, J&T Consulting, spoke as proponent. Also present was Todd Rottmann, Rottman Collier Architects. Variance (a) was a request to allow the electrical panels in Type B apartments to not comply with ANSI mounting height and clear space requirements. The apartments comply with the Fair Housing Act. Following discussion, Commissioner Scheurich moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried. Variance (b) was to allow units 7, 9, and 11 to have doors which do not have clear openings of 31 and 29 inches. The doors are located under stairways for access to storage areas. Commissioner Hoch moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried. Variance (c) was a request to provide a permanent extension ladder to be used by the fire department in lieu of an alternating tread device or stairway for fourth floor roof access. There is no common stair to the fourth floor. Margie Bovard, Indianapolis Fire Department, noted that the fire department would not use the ladder. Commissioner Hoch moved to omit a stair to the fourth floor with the condition that no extension ladder was to be provided. Commissioner Furnish made the second. It was voted upon and carried with 3 nay votes. Variance (d) was to allow 2 bathrooms to be non-compliant with ADA clear space requirements but compliant with Fair Housing. Upon sale, the owner will comply with the adaptable design requirements. Commissioner Von Deylen moved to approve, with the second by Commissioner Richard. It was voted upon and carried.

16679 Entrance Chair Lift, Cambridge City – incomplete

Commissioner Von Deylen moved to table, with the second by Commissioner Mitchell. It was voted upon and carried.

16684 Delaware Christian Academy, Muncie – incomplete

Commissioner Von Deylen moved to table, with the second by Commissioner Mitchell. It was voted upon and carried.

16736 Thai Connection Buildout, Columbus – incomplete

Commissioner Von Deylen moved to table, with the second by Commissioner Mitchell. It was voted upon and carried.

5. Discussion and Possible Commissioner Action

McDonald's Restaurant
Administrative Cause No. DHS-1532-FPBSC-024
Non-Final Order of Dismissal

Agudath Israel of Illinois
Administrative Cause No. DHS-1602-FPBSC-002
Non-Final Order of dismissal

Commissioner Mitchell moved to affirm the Notice of Non-Final Order, with the second by Commissioner von Deylen. It was voted upon and carried.

6. Discussion of Vectren Proposed Alternative Gas Meter Protection

Commissioner Matt Mitchell proposed a solution to the issue of meter protection. Mr. Mitchell stated that, as he understood it, Vectren was relocating meters from inside structures to locations next to a roadway with a sidewalk. So using the same logic for protecting gas pumps by requiring they be built on islands, the same logic could be applied here by using the sidewalk curbing as the vehicle impact protection. These are fitted with, for lack of a better term, a break-away valve that, if there is impact to the meter, the valve shuts off the gas flow just like a fuel pump is designed to do. He thought it difficult to apply the logic to one and not the other.

Another possible view, discussed by Chairman Hawkins, was that this is part of the Utilities Regulatory Commission infrastructure project, and our Commission has no jurisdiction over that. If Vectren owns the meter, and it's inside the building, when Vectren decides to relocate it to outside the building, Vectren is under the Utilities Regulatory Commission and not our Commission. So the question is if

Vectren moves these meters outside the building, does the Fire Code apply. One view is yes, and if it's on a sidewalk, Mr. Mitchell's approach applies. Another view is that Vectren, or someone, would have to have an individual variance for each meter that they move outside, for every single building in the entire state of Indiana. And that position is not enforceable. The Utility Regulatory Commission will say that it's infrastructure and the FPBS Commission doesn't have authority here. Chairman Hawkins stated it was a little different in his mind than a meter in a parking lot or next to a loading dock where a truck would knock it off. This is a public utility doing work in a public right of way. He then called for thoughts.

Commissioner Hoch stated he liked Matt's analogy. Mr. Mitchell stated that this was where there were sidewalks and curbing existed, but where they were lacking, vehicle impact protection should be provided.

Chairman Hawkins asked if anyone disagreed with the position that, as long as the meter is by a sidewalk with a curb, it's in the public right-of-way, and there is a shut-off valve, that it meets the alternative protection measures of the Fire Code. No one disagreed with the statement.

Dean Illingworth, State Building Law Compliance Officer, verified that this position applied when the meters were by a sidewalk with a curb. He also confirmed that the Vectren shut-off valve, located under the street, was acceptable. Commissioner Mitchell explained how the valve, a flow meter, would track the rate of gas flow, and when a sudden increase was detected, would stop the flow. It was noted that the valve is not manually operated.

7. Comments

Chairman Hawkins noted that Senate Bill 324 had been passed, which affected several things which appear on our agenda. Buildings in historic districts downtown should be able to use a Rule 13 for a change use for those buildings. Changes again in the local plan review, with statutory language to be addressed with a Rule 7 change. The agency must create a form to interface with the Health Department. If the State Building Commissioner is gone, then an interpretation request can be passed to the Chairman, then to the Vice-Chairman on a Class 2 building.

8. Adjournment

Chairman Hawkins closed the meeting at 2:50 p.m.

Approved: _____
John Hawkins, Chairman

